

ELIZABETH HIDDLE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN;

WHEREAS, WILEY & ASSOCIATES, a Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **Thirty Thousand and No/100**

Dollars (\$ 30,000.00)

Due and payable in full one (1) year after date;

with interest thereon from date at the rate of **seven** per centum per annum, to be paid: **quarter-annually**

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

~~THEY HAVE GRANTED, BARGAINED, SOLD AND RELEASED UNTO THE MORTGAGEE, ITS SUCCESSORS AND ASSIGNS, ALL THAT CERTAIN PLACE, PARCEL OR TRACT OF LAND CONTAINING 141.13 ACRES, MORE OR LESS, AND SITUATE LYING AND BEING ON THE NORTHWESTERN SIDE OF HIGHWAY NO. 11 IN GREENVILLE COUNTY, SOUTH CAROLINA, AND HAVING THE FOLLOWING METES AND BOUNDS ACCORDING TO PLAT ENTITLED PROPERTY OF THE SHORE COMP. DATED AUGUST 28, 1959, BY J. C. HILL, L.S., RECORDED IN THE GREENVILLE COUNTY REC. OFFICE IN PLAT BOOK 533, PAGE 538:~~

All that certain place, parcel or tract of land containing 141.13 acres, more or less, and situate lying and being on the northwestern side of Highway No. 11 in Greenville County, South Carolina, and having the following metes and bounds according to plat entitled Property of The Shore Comp. dated August 28, 1959, by J. C. Hill, L.S., recorded in the Greenville County REC. Office in Plat Book 533, Page 538:

Beginning at a nail and a cap in the center of Highway No. 11 at the corner of property formerly owned by Stewart and running thence with the center of Highway No. 11 S. 53 W. 228.4 feet to a nail and a cap in said road; thence running N. 72-10 W. past an iron pin on the northwestern side of Highway No. 11 191 feet to an old stone; thence N. 21-55 W. 368.4 feet to an old stone; thence N. 86 W. 424 feet to an iron pin and an s.g. stump; thence N. 18-30 W. 754 feet to an old stone; thence N. 36 W. 288 feet to an old stone and an iron pin; thence N. 58 E. 357 feet to an old stone; thence N. 11 W. 770.7 feet to an old stone; thence N. 53-15 W. 2,742 feet to a stone and an iron pin; thence N. 40-10 E. 1,320 feet to a stone and an iron pin; thence S. 53-15 E. 3,293 feet to r.o. tree in the line of property formerly owned by Stewart; thence with said Stewart property line S. 64 W. 483 feet to an old stone; thence continuing with said Stewart property line S. 8-05 E. 1,691 feet to an old stone; thence continuing with said Stewart line S. 15-25 E. 905 feet past an iron pin on the northwestern side of Highway No. 11 to a nail and cap in the center of Highway No. 11, being the point of beginning.

Together with all and singular rights, useabers, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.